



## BERNALILLO COUNTY

Zoning, Building, Planning & Environmental Health Department  
111 Union Square St. SE  
Albuquerque, New Mexico 87102

### MINIMUM SETBACKS for *Single Family Dwellings & Mobile Homes*

ZONE	*FRONT	SIDE	REAR
A-1	25'	10'/10'	25'
A-2	25'	10'/10'	25'
**R-1	20'	***6'/8'	15'
**R-2	20'	***6'/8'	15'
**M-H	20'	***6'/8'	15'
**O-1	20'	***6'/8'	15'
**C-N	20'	***6'/8'	15'
**C-1	20'	***6'/8'	15'
**C-2	20'	***6'/8'	15'

\*For the purpose of determining yard requirements on a corner lot, the narrower side bordering on a street is the front yard except that if the lot is square or nearly so (dimensions with a ratio of between 3:2 and 3:3), the owner may choose which of the two is to be considered the front yard.

\*\*Where lots have double frontage (Any lot with frontage on two parallel or approximately parallel streets), the required front yard shall be provided on both streets.

\*\*\*Wherever a lot of record, at the effective date of this ordinance [May 17, 1973], has a width of less than 60 feet, each side yard may be reduced to a width of not less than ten percent of the width of the lot, but in no instance shall it be less than three feet.

#### Note 1.

A ***Single-Family Dwelling*** is a building designed to be occupied by one family and containing ***one kitchen***, including manufactured homes and or prefabricated, modular or sectional units meeting requirements of the Bernalillo County Building Code, designed to be permanent structures, placed upon permanent foundations, and taxed as real property.

#### Note 2.

On any A-1, A-2, or M-H lot where a Permissive or Conditional Use allows for a mobile home; or on any R-1 or R-2 lot that allows for a Mobile Home for Medical Hardship, there shall be a side yard on each side of the mobile home of 15 feet in width and in no instance shall a mobile home be located nearer than 15 feet to an accessory building.

#### Note 3.

For Walls/Fences or Accessory Buildings and Structures – please see Section 22. Supplementary Height and Area Regulations of the Bernalillo County Zoning Code.